

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 10, 2009
6:00 P.M., CITY HALL, COMMITTEE ROOM 2, SECOND FLOOR**

NEW CASES:

1. **Z-09-26**-An Ordinance by Councilmember Ivory Lee Young, Jr., to amend the 1982 Atlanta Zoning Ordinance, a amended, so as to define self-storage facility, secured storage facility, vault-storage facility, mixed-use storage facility, and warehousing facility; so as to allow such defined terms as a permitted use within various zoning districts; so as to require off-street parking for such uses; and for other purposes.
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **U-09-13**- An Ordinance granting a Special Use Permit under the provisions of Section 16-07.005 (1)(b) for a Day Care Center, property located at **645 Grant Street, S.E.** fronting approximately 95 feet on the north side of Georgia Avenue and approximately 140 feet on the west side of Grant Street. Depth: varies. Area: approximately 0.305 acre. Land Lot 43, 14th District, Fulton County, Georgia.
OWNER: PRESBYTERY OF GREATER ATLANTA
APPLICANT: JENNIFER J. SUBAREVIC
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **U-09-14**-An Ordinance by Zoning Committee to amend Ordinance 06-O-2255 (U-06-24) which granted a Special Use Permit for a Private Club pursuant to legislation adopted by the City Council on December 4, 2006 and approved by the Mayor on December 13, 2009 property located at **254 Club Place and 2560 Alston Drive, NE.** Land Lot 181, 15th District, Dekalb County, Georgia.
OWNER: EAST LAKE INVESTMENTS, INC./NONAMI REAL ESTATE, LLC
APPLICANT: CHARLES F. PALMER
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES:

4. **Z-08-38**-An Ordinance to rezone from the I-1 (Light Industrial)/Beltline Overlay District to the MR-3 (Multi-Family Residential)/Beltline Overlay District, property located at **674 AND 680 DREWRY STREET, N.E.**, fronting approximately 100 feet on the north side of Drewry Street, beginning 190 feet from the northwest corner of Ponce Place. Depth: approximately varies. Area: 0.36 acres. Land Lot 17, 14th District, Fulton County, Georgia.
OWNER: SEVEN HOMES, LLC.
APPLICANT: ROB LEWIS/DAVID BLUM
NPU-F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-09-08**-An Ordinance to rezone from the R2-B (Single family Residential) District to the PD-H (Planned Development-Housing), property located at **4249 DYKES DRIVE AND 417 HILLSIDE DRIVE, N.W.**, fronting approximately 265 feet on the east side of Dykes Drive beginning 240 feet from the northeast corner of Hillside Drive. Depth: approximately 500 feet. Area: approximately 3.9 acres. Land Lot 138, 17th District, Fulton County, Georgia.
OWNER: PHILLIP FENDER
APPLICANT: PHILLIP FENDER
NPU-A COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6. **Z-09-15**-An Ordinance to rezone from the C-1-C (Community Business –Conditional) District and R-LC (Residential Limited Commercial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **87, 99 and 91 West Paces Ferry Road, Units 1-7 and 9; 91 West Paces Ferry Road, Unit 8; 79 West Paces Ferry Road; and 3188 Paces Ferry Place**, fronting approximately 445 feet on the west side of Paces Ferry Place at the northwest corner of West Paces Ferry Road. Depth: varies. Area: 3.484 acres. Land Lot 99, 17th District, Fulton County, Georgia.
OWNER: 800 CORPORATION, LUDWIG I FLA. CORPORATION
AND WOODLANDS OF GEORGIA, INC. C/O MILLER AND
MARTIN PLLC, 79 WEST PACES FERRY, LLC., AND
MRS. JACQUELINE SNELLING
APPLICANT: 800 CORPORATION
NPU-B COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2009
ZRB RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2009

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

7. **U-09-10**-An Ordinance by Zoning Committee granting a Special Use Permit under the provisions of Section 16-06.005 (1)(b) for a Day Care Center, property located at **2708 Altaview Drive, SE**, fronting approximately 85 feet on the east side of Altaview Drive and at the southeast corner of the intersection of Altaview Drive and Cleveland Avenue. Depth: 180 feet. Area: approximately 0.351 acre. Land Lot: 61, 14th District, Fulton County, Georgia.
OWNER: STEPHANIE COLLINS
APPLICANT: STEPHANIE COLLINS
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

8. **Z-09-21**- An Ordinance by Zoning Committee to rezone from the I-2 (Heavy Industrial) District to the RG-3 (Residential General-Sector 3) District, property located at **1551 Perry Boulevard, N.W.**, fronting approximately 1270 feet on the north side of Perry Boulevard beginning 425 feet from the northwestern corner of Marietta Road. Depth: approximately 7.78 Acres. Land Lot: 224, 17th District, Fulton County, Georgia.
OWNER: J.P. HUDGINS
APPLICANT: MARTY ORR
NPU-G COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

END OF AGENDA